BOOK 5246 PAGE 126

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF January 1978.

Notary Public

MY COMMISSION EXPIRES: November 10, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., 4515 Harding Road, Suite 303, Nashville, Tenn. 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael F. Briggs et ux (NAME)	The Benford-Whiting Company (NAME)	149-9-35
731 Bowfield Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 17322 (STREET ADDRESS)	2DU-22866
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, STEVE A. FERGUSON and wife, LINDA S. FERGUSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL F. BRIGGS and wife, BETTY G. BRIGGS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 30 on the Plan of Debra Heights, Section 3, as of record in Book 4175, Page 6, Register's Office for said County.

Said Lot No. 30 fronts 85.00 feet on the easterly margin of Bowfield Court and extends back 148.07 feet on the northerly line and 105.00 feet on the southerly line to a line in the rear, which is a broken line, on which it measures 94.84 feet.

Being all the same property conveyed to Steve A. Ferguson and wife, Linda S. Ferguson, by deed from John E. Sutherland and wife, Mary Ann Sutherland, of record in Book 4698, Page 967, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4206, Page 806, and to the limitations that appear on the plan of record in Book 4175, Page 6, both in the Register's Office for Davidson County, Tennessee.

Steven A. Ferguson and Steve A. Ferguson are one and the same person.

This is unimproved ( ) improved (XX) property, known as 731 Bowfield Court, Antioch, Tennessee 37013
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 23rd day of January, 1978

Steve A. Ferguson

Linda S. Ferguson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Betty N. Todd, a Notary Public in and for said County and State, the within named Steve A. Ferguson and Linda S. Ferguson

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of January, 19 78

Commission Expires November 10, 1979 — Betty N. Todd, Notary Public

BETTY N. TODD NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE STATE

STATE OF
_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon {his oath / their several oaths} acknowledged {himself / themselves} to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that {he / they} as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this the ____ day of _____, 19 ____

My commission expires _____ Notary Public

Please return to:
Marbut Glenn Gaston, Jr.
4515 Harding Road Suite 303
Nashville, Tennessee 37205

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IDENTIF. REFERENCE

JAN 25 2 34 PM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

JAN25 78	CONV	33,500.00			
JAN25 78	S'TAX		B*	87.10	
JAN25 78	PR'FEE		B*	.50	
JAN25 78	W'DEED		B*	4.00	* 91.60

WARRANTY DEED

FROM
Steve A. Ferguson et ux

Linda S. Ferguson

TO
Michael F. Briggs et ux

Betty G. Briggs

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York